8161

## **NOTICE OF THE ROBERT LEE STATE BANK'S** SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date:	July 1, 2024	FILED FOR RECORD
		TIME:

**Deed of Trust:** 

JUL 02 2074 Date: October 19, 2010

**Grantor:** James Paul Skipworth COKE COUNTY & DIST. CLERK **Grantor's County:** Coke County, Texas JENNIFER BURDETT

Beneficiary: Robert Lee State Bank

Trustee: Stephen J. Myers Instrument No. 016549, Volume 234, Page 299 of the Official Recorded in:

Public Records of Coke County, Texas; further secured by Extension of Real Estate Note and Lien recorded in Instrument No. 024571, Volume 302, Page 44 of the Official Public Records of

Coke County, Texas.

Being 1.25 acres of land out of L.B. Harris Survey 2, Coke County, **Property:** 

> Texas and being the South part of that "9.55 acre" tract described in Correction Warranty Deed from Lois Mae Smith, et al to Richard and Suzann Johnson dated January 5, 1987 and recorded in Volume 250 at Page 211, of the Deed Records of Coke County, Texas; with said 1.25 acre tract being described by metes and bounds on Exhibit "A" attached to that particular Deed of Trust recorded in Instrument No. 016549, Volume 234, Page 299, of the Official Public Records

of Coke County, Texas.

**Substitute Trustee:** Paul D. Stipanovic or Greg Gossett or Wesley M. Giesecke

Substitute Trustee's Mailing Address (Including County): 2 S. Koenigheim

San Angelo, Tom Green County, Texas 76903

Date and Time of Sale of Property: August 6, 2024 at 1:00 p.m. or within three hours after

1:00 p.m.

Place of Sale of Property: At the location designated by the Coke County Commissioners

Court, at the lobby of the Coke County Courthouse at 13 E. 7th

Street, Robert Lee, Coke County, Texas.

**Notice:** Because of default in performance of the obligations of the Note and Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien created in favor of the Beneficiary under the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves the right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

By:

Paul D. Stipanovic, Substitute Trustee,

STATE OF TEXAS COUNTY OF TOM GREEN

KALA SESSOM Notary Public STATE OF TEXAS ID#492660-0 My Comm. Exp. Feb. 8, 2027

Notary Public, State of Texas